

Article 7 Intensity, Dimensional and Design Standards

Sec. 7.1 Residential District Standards (TA 12-01 & TA 14-03)

All development in residential zoning districts shall be subject to the following Intensity, Dimensional and Design Standards. These standards shall not be interpreted as a “guarantee” of development intensity. Other factors and requirements may limit development intensity more than these standards.

Residential Property Standards	R-1	R-2	R-3	R-4
Minimum Lot Area				
Single-Family Detached (sq. ft.)	21,780 [1]	10,890 [1]	7,260 [1]	3,600 [1]
Single-Family Attached (sq. ft.)	N/A	N/A	7,260 [1]	3,600 [1]
Duplex (sq. ft.)	N/A	N/A	7,260 [1]	2,500 [1]
Multi-Family (sq. ft.) per dwelling unit	N/A	N/A	4,300 [1][2]	2,500 [1]
Density- Maximum (per acre)	2	4	8	20
Minimum Lot Width/ Frontage (ft)	100	80	60[3]	40
Primary Structure				
Minimum Yard Setbacks				
Front Yard [4] (ft)	40	20	20	20
Rear Yard (ft)	25	25	25	10
Interior Side Yard (ft)	10	10	5	5
Street Side Yard (ft)	20	15	15	5
Maximum Height (ft)	35	35	35	50
Accessory Dwelling Units				
Minimum Yard Setbacks				
Front Yard (ft)	50	30	30	30
Rear Yard (ft)	15	15	15	10
Interior Side Yard (ft)	10	10	5	5
Street Side Yard (ft)	20	20	15	5
Maximum Height (ft)	20	20	20	20
Accessory Structure [5]				
Minimum Yard Setbacks				
Front Yard (ft)	50	30	30	30
Rear Yard (ft)	5	5	5	5
Interior Side Yard (ft)	5	5	5	5
Street Side Yard (ft)	20	15	15	5
Maximum Height (ft) [6]	15	15	15	15

[1] The Department of Health is authorized to require larger minimum lot area when public water and wastewater service is not available or utilized.

[2] Minimum lot size may be reduced to two thousand five hundred square feet for attached housing development only.

[3] Minimum lot width and frontage may be reduced to forty feet for attached housing development only.

[4] See 7.4.5 for setbacks regarding the use of front yard averaging.

- [5] No individual accessory structure shall exceed 50 percent of the floor area of the principal dwelling unit on the lot. The total of all accessory structures on a zoning lot shall not exceed 2,000 square feet. All accessory structures over 500 square feet shall meet the primary structure setback requirements. *(TA 11-01)*
- [6] Accessory structures may exceed 15 feet in height, up to the maximum permitted height for the zoning district, provided that the accessory structure meets the primary structure setbacks, *(TA 11-01)*

Sec. 7.2 Multiple Family Development Standards

The standards contained within the section shall apply to multiple family development projects containing 3 or more units.

7.2.1 Parking and Loading Areas

Off-street parking areas shall be subject to all parking area design, construction and landscaping standards of the Land Development Code and the following requirements.

- A. No more than twenty percent of the land area between the front lot line and the front of the building may be paved or used for vehicle areas. In the case of corner lots, no more than twenty percent of the land area between the side street lot line and the side street building line may be paved or used for vehicle areas.
- B. Driveway coverage may exceed the size limitations above when the subject property is located on a principal arterial and the increase is due to inadequate maneuvering areas for the safe exit of vehicles from the site.
- C. No driveway providing access to parking or loading areas may exceed 24 feet in width.

7.2.2 Pedestrian Access

A. Purpose

The pedestrian access standards of this section encourage the creation of a network of safe, consistent, and convenient linkages for pedestrians, including locating building entrances adjacent to the sidewalk.

B. Pedestrian Connections

- (1) A comprehensive system of walkways shall link all site entrances, building entries, parking facilities, and common outdoor spaces with the public sidewalk.
- (2) Buildings not directly adjacent to the public sidewalk shall have clearly defined pedestrian connections between the public sidewalk and building entrances.
- (3) Pedestrian connections shall be reinforced with pedestrian scale lighting, bollard lighting, landscaping, accent lighting, or a combination of the foregoing to aid in pedestrian wayfinding. Such lighting shall be subject to the lighting standards of Sec. 9.8

C. Materials

- (1) The pedestrian circulation system must be hard surfaced, and be at least 5 feet wide. The type and nature of the materials used for pedestrian walkways shall be consistent within a development.
- (2) Where the pedestrian system crosses driveways, parking areas, and loading areas, the system must be clearly identifiable through the use of